

## TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(§) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(§) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	BOOK	PAGE
Freddie L. Martin and Karen Y. Martin	October 18, 1977	217	253

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(§) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the North Mississippi Times, a newspaper published in the City of Hernando, said County and State, and on December 13, 1979, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands hereinafter described would on January 7, 1980, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(§) of trust; which said notice was published in said newspaper in the issues of Dec. 13, 1979, Dec. 20, 1979, Dec. 27, 1979, and January 3, 1980.

And said lands having been by said Trustee on January 7, 1980, at eleven o'clock A.M., in the manner prescribed in and by said deed(§) of trust, and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of Twenty three thousand three hundred thirty seven and 00/100 Dollars (\$ 23,337.00), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Rufus D. White, as Substitute Trustee, do hereby convey and sell to the said United States of America the following described land situated in DeSoto County, Mississippi, to-wit:

Lot No. 605, Section "D", Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Plat Book 10, Pages 32 and 33.

SUBJECT TO: 1. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 10, Pages 32 & 33, in the Office of the Chancery Clerk of said County;

2. Right-of-Way given by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972, and Right-of-Way dated August 3, 1972; Five (5) foot Utility Easement along rear and side lot lines as shown in Book 100, Page 377; and in Book 100, Page 330, in the Office of said clerk;

3. Rights-of-Way and Easements for Public Roads, Public Utilities & Drainage;

4. Subdivision & Zoning rules & regulations in effect in said County;
5. Any unrecorded rights-of-way and easements, and mechanics' or materialmen's liens not of record;
6. An accurate and up-to-date survey of subject property, and to any easements and/or encroachments which would be shown by same.

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the  
8<sup>th</sup> day of January, 1980.

Rufus D. White  
 SUBSTITUTE TRUSTEE  
 Duly authorized to act in the  
 premises by instrument dated  
October 18, 1979,  
 and recorded in Book 251,  
 Page 347, of the records  
 of the aforesaid County and  
 State.

#### ACKNOWLEDGMENT

STATE OF MISSISSIPPI )  
 ) SS:  
 COUNTY OF DeSOTO )

Personally appeared before me, H. H. Ferguson, a  
Chancery Clerk, in and for the County and State afore-  
 said, Rufus D. White, Substitute Trustee, who  
 acknowledged that he signed and delivered the foregoing Trustee's Deed  
 on the day and year therein mentioned.

Given under my hand this 8<sup>th</sup> day of January, 1980.

(S E A L)

My Commission Expires:

January 2, 1984

H. H. Ferguson  
 (Signature)  
By D. W. McClain, D.C.  
Chancery Clerk  
 (Title)

# NORTH MISSISSIPPI TIMES Thursday December 13, 1979 Page

Memphis, Tennessee

## NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
Freddie L. Martin and Karen Y. Martin	October 18, 1977	217	253

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substituted Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor;

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described, will be sold at public auction to the highest bidder for cash at the front door of the county courthouse in the town of Hernando, Mississippi, in the aforesaid County at eleven o'clock A.M., on the 7th day of January, 1980, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

The premises to be sold are described as: Lot No. 603, Section "D", Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Plat Book 10, Pages 32 and 33.

SUBJECT TO: 1. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 10, Pages 32 & 33, in the Office of the Chancery Clerk of said County;

2. Right-of-Way given by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972, and Right-of-Way dated August 3, 1972; Five (5) foot Utility Easement along rear and side lot lines as shown in Book 100, Page 377; Eight foot

3. Rights-of-Way and Easements for Public Roads, Public Utilities & Drainage in

4. Subdivision & Zoning rules & regulations in effect in said County;

5. Any unrecorded rights-of-way and easements, and mechanics' or materialmen not of record;

6. An accurate and up-to-date survey of subject property, and to any easement, lien or encroachments which would be shown by same.

December 13, 1979  
Date

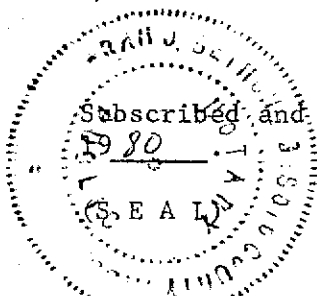
*Rufus D. White*  
Rufus D. White  
Substituted Trustee  
Fully authorized to act in the  
premises by instrument dated  
October 18, 1979, and  
recorded in Book 251, Page  
347, of the records of  
the aforesaid County and State

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI )  
 ) SS:  
County of DeSoto )

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, X [Signature], publisher of the North Mississippi Times, a newspaper published in the City of Hernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for 4 consecutive weeks, to-wit:

In Vol. 84, No. 50, dated 12-13-79  
In Vol. 84, No. 51, dated 12-20-79  
In Vol. 84, No. 52, dated 12-27-79  
In Vol. 85, No. 1, dated 1-13-80



X [Signature]  
Publisher

Subscribed and sworn to before me this 7<sup>th</sup> day of January, 1980.

[Signature]  
Notary Public

My Commission Expires: 3-24-83

State of Mississippi )  
 ) SS:  
County of DeSoto )

Rufus D. White, being first duly sworn on oath deposes and says that he is the County Supervisor in the DeSoto County Office of the Farmers Home Administration, United States Department of Agriculture; that on the 13th day of December, 1979, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi.

[Signature]

Subscribed and sworn to before me this 8<sup>th</sup> day of January, 1980.

(S E A L)

H. A. Furgeson  
Notary Public

My Commission Expires:

By D. W. McChlain, D.C.

January 2, 1984

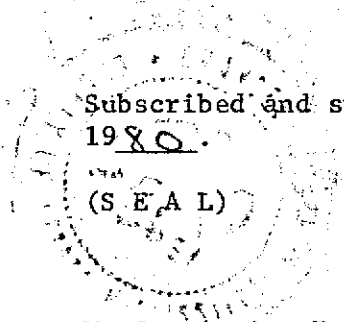
State of Mississippi )  
                                  ) SS:  
County of DeSoto )

Rufus D. White, being first duly sworn on oath, deposes and says that he is the DeSoto County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that as Substitute Trustee, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to-wit:

At the hour of eleven o'clock A.M., on the 7th day of January, 1980, at the front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by United States of America, for the sum of \$ 23,337.04, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Rufus D. White

Subscribed and sworn to before me this 8th day of January, 1980.



H. H. Ferguson, Notary Public  
By D. W. Mc Cain, D. C.

My Commission Expires:  
January 2, 1984

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 30 minutes A M. 12 day of Feb. 1980, and that the same has been recorded in Book 146 Page 19 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 14 day of February 1980.  
Fee \$5.50 Pd. SEAL H. H. Ferguson CLERK